



1 South View, Bovey Tracey - TQ13 9AQ

£260,000 Freehold

This two bedroom end of terraced house is located in a 'tucked away' location in the Heart of Bovey Tracey with a level garden and brick built out buildings/workshop and potential for a loft conversion, (STPP) to create a third bedroom. Tenure: Freehold.

EPC Rating D


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 15' 11" x 11' 0" (4.86m x 3.34m)

Kitchen/Diner: 15' 11" x 10' 9" (4.86m x 3.27m)

Bedroom: 15' 11" x 9' 9" (4.86m x 2.98m)

Bedroom: 11' 11" x 7' 9" (3.63m x 2.36m)

Bathroom: 8'3" x 4'5" (2.52m x 1.34m)

Workshop: 17'0" x 6'0" (5.17m x 1.82m)

Bin Store: 5'8" x 4'6" (1.72m x 1.36m)

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: B **£1850.85**

EPC Rating: 58 D

Tenure: Freehold

Standard Broadband - Highest available

download speed: 18 Mbps / Highest

available upload speed: 1 Mbps

Superfast - Highest available download

speed: 80 Mbps / Highest available upload

speed: 20Mbps

Ultrafast - Highest available download

speed: 1000 Mbps / Highest available

upload speed: 220 Mbps

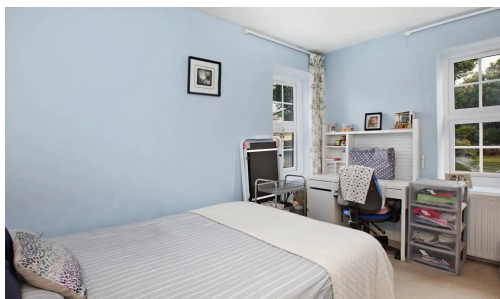


STEP INSIDE:

From the French doors of the living room you step out across the pavement into your private and secluded garden. The level, south westerly facing garden displays a healthy lawn with a variety of shrubs and perennials and benefits from a shed and secluded patio area. On the reverse side of the property there is a bin store and work shop. Affording the luxury of a little extra space to store bikes in a safe and secure location. There is one designated parking space.



This cottage is located in a tucked away location, right in the heart of the town centre in Bovey Tracey. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hours driving distance.



AGENTS INSIGHT:

"This generous sized cottage built in 1890 is surrounded by magnificent views and is a stones throw from the town centre. There is easy access to Dartmoor, Exeter and the coast! The garden is sunny and private and the accommodation feels spacious throughout. The added benefits come from the potential to extend into the attic, creating a 3rd bedroom, plus a parking space which is rare with a property so close to town".



STEP INSIDE:

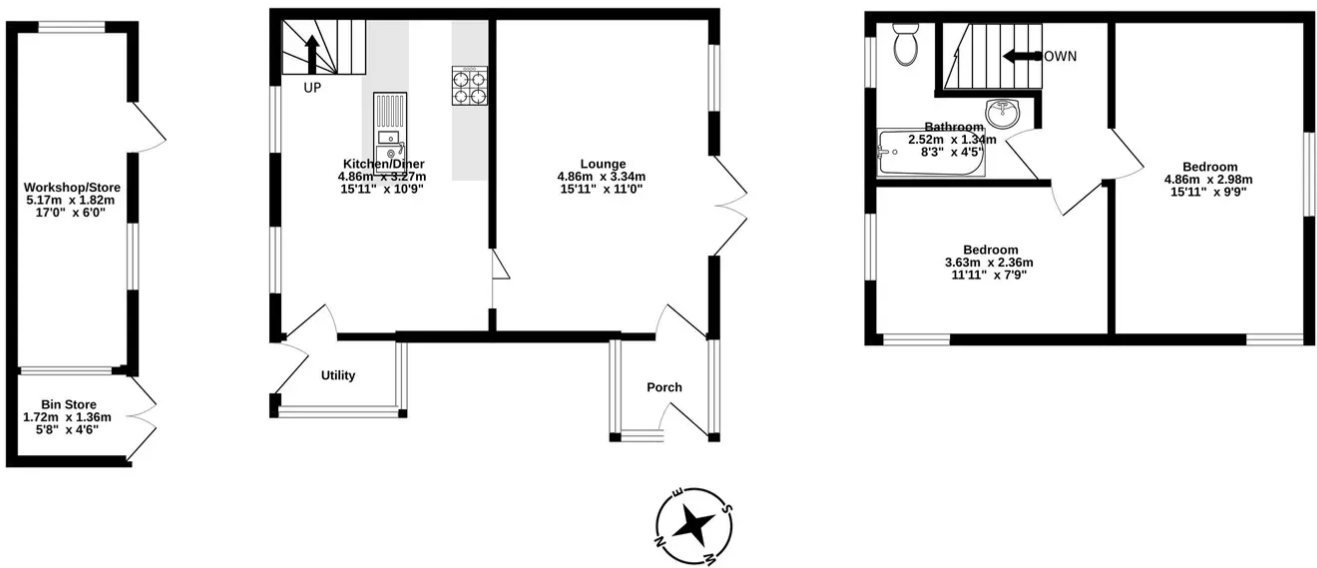
Situated in the centre of Bovey Tracey, rather uniquely set within a quaint courtyard with no through road, this cottage is within a stone's throw of local shops and amenities. You enter the property through the front porch, which gives you the opportunity to take your shoes off before you head into the spacious living room which has deep windowsills, pretty radiator covers, elegant coving and French doors which lead out to the colourful garden. Walking into the kitchen/diner, the wooden floor is complimented by the neutral colour scheme which is brightened by the two windows allowing the room to fill with natural light. The kitchen/diner is open plan adding to the feeling of space with room for a table and chairs. To the rear of the kitchen there is a utility room, with a door to the side, leading to the workshop and bin store. The stairs lead up to the first-floor landing. To your left is the main bedroom, an incredibly spacious room with dual aspect windows. The bathroom is across the hall and features an over the bath shower and heated towel rail. The second bedroom is at the end of the corridor and boasts dual aspect windows, it is another good-sized room with character. This gem of a property benefits from an incredible roof space. The loft access is easy with fold down ladder and light fitting in addition to being partially boarded. This adds the possibility to extend upwards and turning this home into a three bedroom property, subject to planning consents. Planning permission was granted in 2020 to do a conversion including roof lights, this has now lapsed but a new application could be submitted. Planning Ref. No: 20/00231/FUL



Outbuilding
11.8 sq.m. (127 sq.ft.) approx.

Ground Floor
36.5 sq.m. (393 sq.ft.) approx.

1st Floor
32.1 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA : 80.3 sq.m. (865 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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